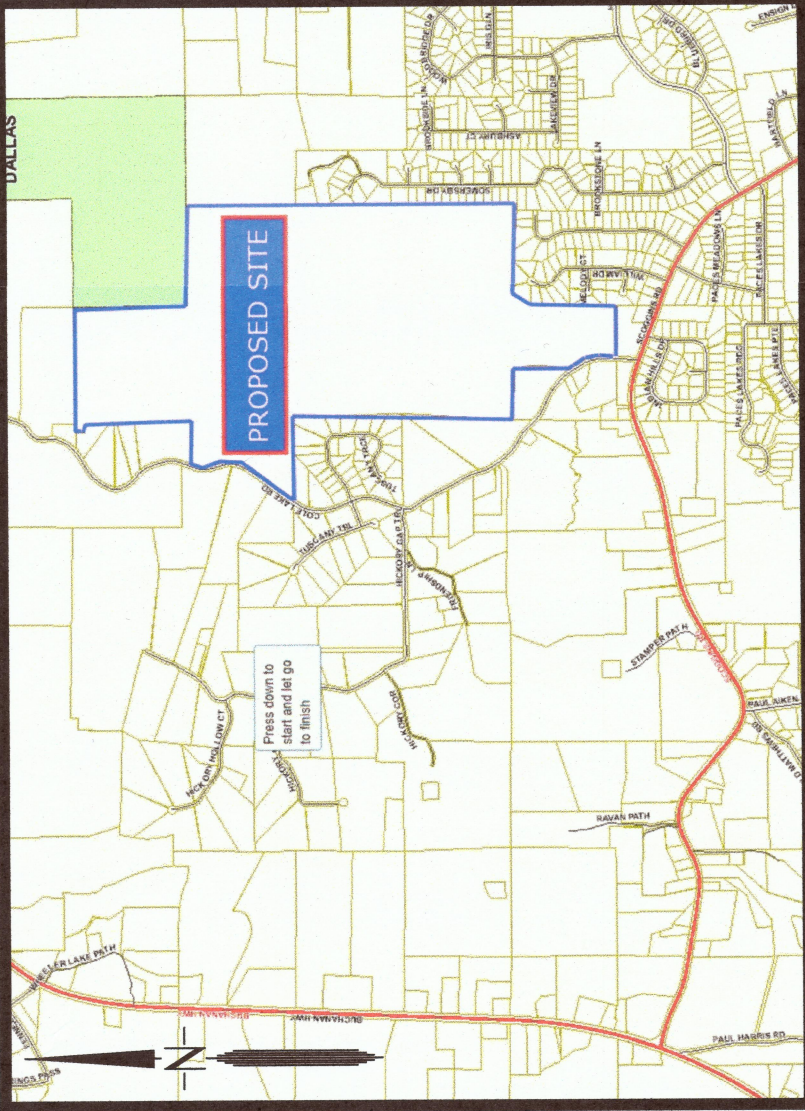


LINE TABLE		
LINE	DISTANCE	DIRECTION
L1	70.38'	N01°33'09"E
L2	35.36'	N05°26'10"E
L3	59.26'	N08°30'24"E
L4	44.32'	N04°05'31"E
L5	52.28'	N04°01'04"E
L6	30.89'	N03°20'06"E
L7	56.47'	N00°13'56"E
L8	33.17'	N07°01'28"W
L9	58.89'	N14°34'09"W
L10	70.22'	N12°54'11"W
L11	55.34'	N01°36'25"E

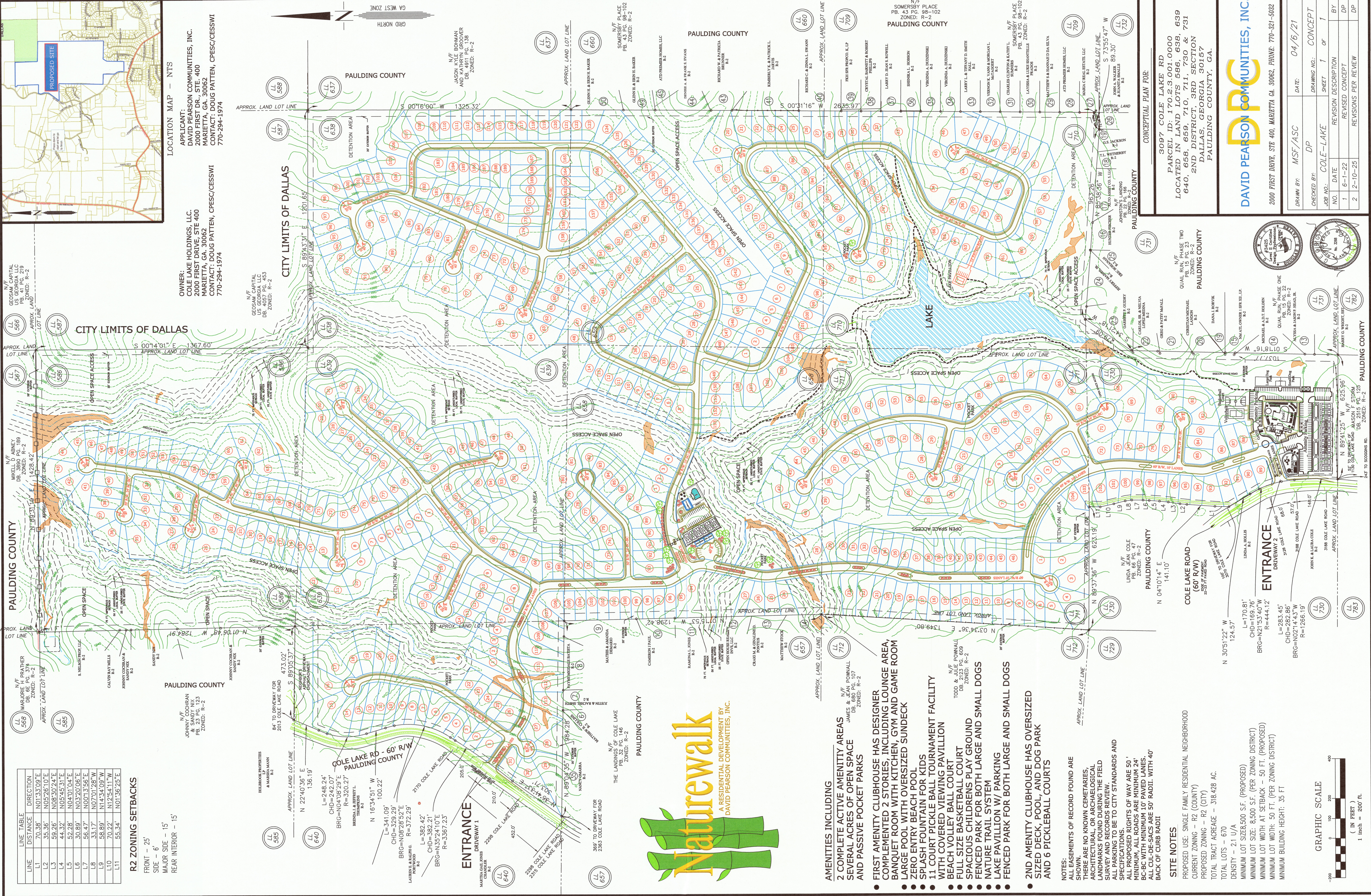
R2 ZONING SETBACKS

FRONT - 25'
SIDE - 6'
MAJOR SIDE - 15'
REAR INTERIOR - 15'



OWNER:
COLE LAKE HOLDINGS, LLC
2000 FIRST DRIVE, STE 400
MARIETTA, GA 30062
CONTACT: DOUG PATTEN, CPESC/CESSWI
770-294-1974

APPLICANT:
DAVID PEARSON COMMUNITIES, INC.
2000 FIRST DRIVE, STE 400
MARIETTA, GA 30062
CONTACT: DOUG PATTEN, CPESC/CESSWI
770-294-1974

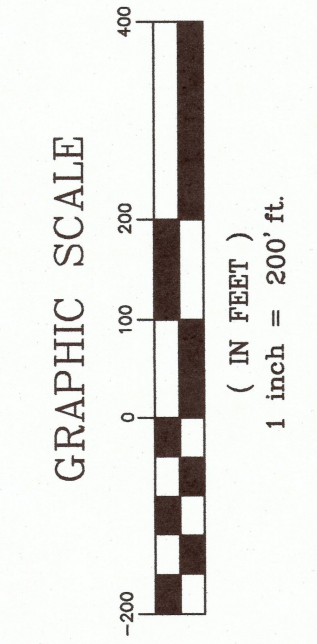


- AMENITIES INCLUDING**
- 2 COMPLETE ACTIVE AMENITY AREAS
 - SEVERAL ACRES OF OPEN SPACE AND PASSIVE POCKET PARKS
 - FIRST AMENITY CLUBHOUSE HAS DESIGNER COMPLEMENTED 2 STORIES, INCLUDING LOUNGE AREA, BANQUET ROOM WITH KITCHEN, GYM AND GAME ROOM
 - LARGE POOL WITH OVERSIZED SUNDECK
 - ZERO ENTRY BEACH POOL
 - SPLASH FOUNTAIN FOR KIDS
 - 11 COURT PICKLE BALL TOURNAMENT FACILITY WITH COVERED VIEWING PAVILION
 - BEACH VOLLEY BALL COURT
 - FULL SIZE BASKETBALL COURT
 - SPACIOUS CHILDRENS PLAY GROUND
 - FENCED PARK FOR BOTH LARGE AND SMALL DOGS
 - NATURE TRAIL SYSTEM
 - LAKE PAVILION W/ PARKING
 - FENCED PARK FOR BOTH LARGE AND SMALL DOGS
 - 2ND AMENITY CLUBHOUSE HAS OVERSIZED SIZED DECK, POOL, AND DOG PARK AND 6 PICKLEBALL COURTS

NOTES:
ALL EASEMENTS OF RECORD FOUND ARE SHOWN.
THERE ARE NO KNOWN CEMETARIES, ARCHITECTURAL OR ARCHAEOLOGICAL LANDMARKS FOUND DURING THE FIELD SURVEY AND RECORDS REVIEW.
ALL PARKING TO BE TO CITY STANDARDS AND SPECIFICATIONS.
ALL PROPOSED RIGHTS OF WAY ARE 50' MINIMUM. ALL ROADS ARE MINIMUM 24' BC-BC WITH MINIMUM 10' PAVED LANES.
ALL CUL-DE-SACS ARE 50' RADII, WITH 40' BACK OF CURB RADII

SITE NOTES
PROPOSED USE: SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD
CURRENT ZONING - R2 (COUNTY)
PROPOSED ZONING - R2 (CITY)
TOTAL TRACT ACREAGE - 318.428 AC.
TOTAL LOTS - 670
DENSITY - 2.1 U/A

MINIMUM LOT SIZE: 8,500 S.F. (PROPOSED)
MINIMUM LOT SIZE: 8,500 S.F. (PER ZONING DISTRICT)
MINIMUM LOT WIDTH AT SETBACK - 50 FT. (PROPOSED)
MINIMUM LOT WIDTH: 50 FT. (PER ZONING DISTRICT)
MINIMUM BUILDING HEIGHT: 35 FT



CONCEPTUAL PLAN FOR:
3097 COLE LAKE RD
PARCEL ID: 170.2.3.001.0000
LOCATED IN LAND LOTS 586, 638, 639
640, 658, 659, 710, 711, 730 & 731
2ND DISTRICT, 3RD SECTION
DALLAS, GEORGIA 30157
PAULDING COUNTY, GA.

DAVID PEARSON COMMUNITIES, INC.

2000 FIRST DRIVE, STE 400, MARIETTA, GA 30062, PHONE: 770-321-5832

DRAWN BY: MSF/ASC DATE: 04/6/21
CHECKED BY: DP
JOB NO.: COLE-LAKE SHEET 1 OF 1
NO. DATE REVISION DESCRIPTION BY
1 6-1-22 REVISED CONCEPT DP
2 2-10-25 REVISIONS PER REVIEW DP